

**Applicants request a Special Exception under Section 2.16.050 C (Rear Yard Setback) in an R-3/sc zone.**

This would permit a 17' by 12' addition of which a 17' by 7' portion is encroaching 7' into the required rear yard setback.

The required front and rear yard setback cumulative total is 50' in an R-3/sc (Light Density Residential/Special Contract) zone.

#### **BACKGROUND**

The applicants are requesting the Special Exception for an addition that encroaches in the rear yard setback and is proposed to be located to within 18' of the rear property line.

#### **CALCULATIONS**

1/3 average lot width = 25.94' (77.83' ÷ 3)

Requested width of encroachment = 17'

Required rear yard setback = 25'

Requested rear yard setback = 18'

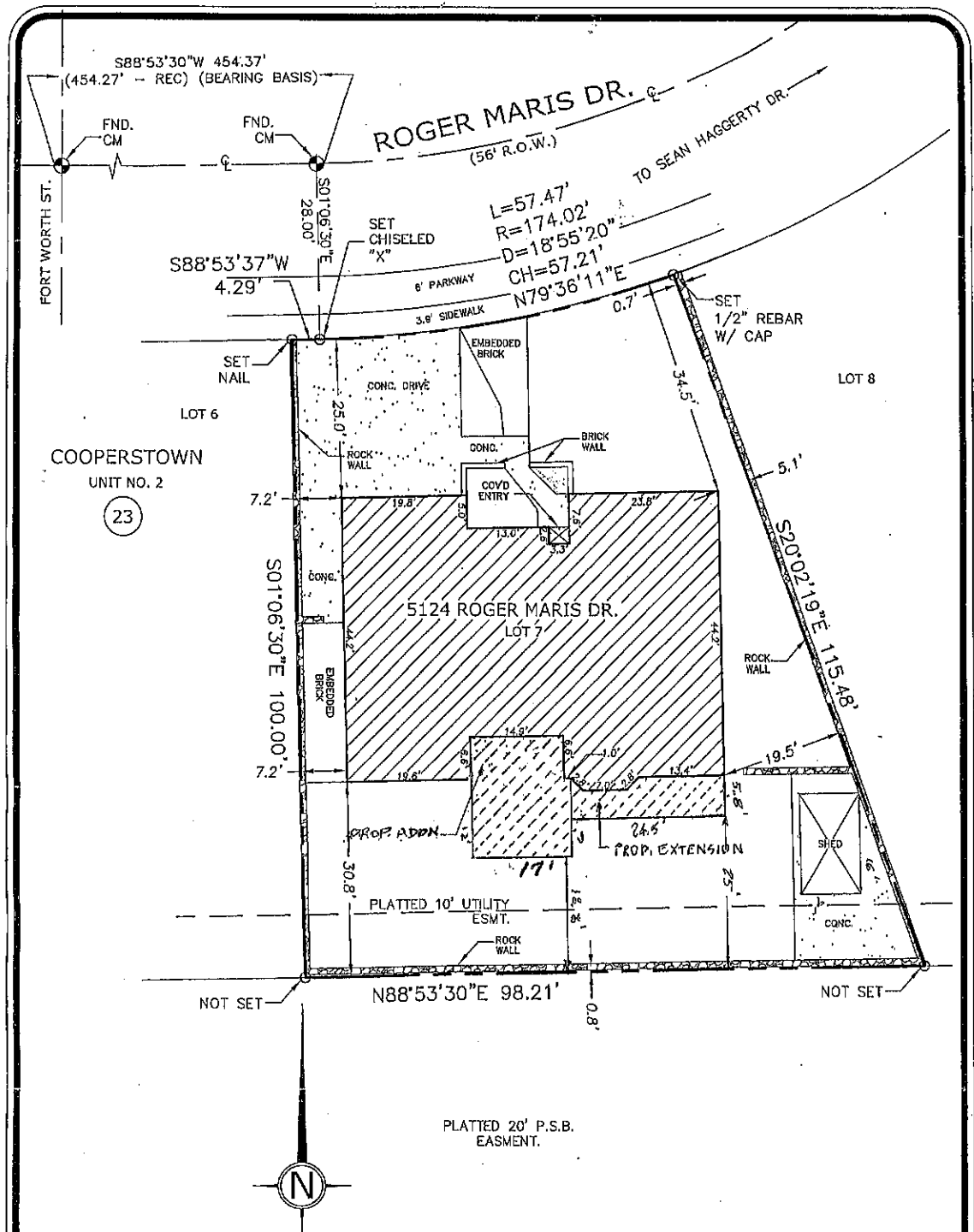
#### **STAFF RECOMMENDATION**

Staff recommends approval of the Special Exception with the condition that the existing storage shed located within the side yard setback be removed or relocated to meet the required 5' side yard setback.

The Zoning Board of Adjustment is empowered under Section 2.16.050 C to:

"Permit an extension of a single-family residential structure into the required rear yard, which shall be measured to the rear property line, not to the centerline of the alley, if one exists; provided, however, that:

1. The residence has been in existence and owner occupied for one continuous year, and has a valid certificate of occupancy; and,
2. The total of all extensions granted shall not project into the required rear yard for a depth in excess of three-fifths of the required yard, except that a minimum ten foot rear yard setback shall be required; and,
3. The total width of all extensions granted shall not exceed one-third of the average width of the site; and,
4. The minimum side and side street yards shall not be reduced; and,
5. The total floor area of all detached accessory structure(s) existing or later constructed on the site shall not exceed one hundred eighty square feet; and,
6. Unless otherwise provided in this section, all remaining areas of the required rear yard shall be permanent open space; and,
7. The extension shall not permit the creation of an additional dwelling unit."



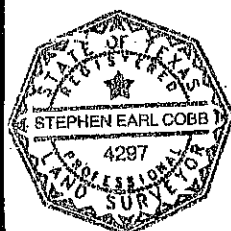
# CERTIFICATION

I HEREBY CERTIFY THAT THIS BOUNDARY AND IMPROVEMENT SURVEY IS BASED ON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN

*Stephen Earl Cobb*  
STEPHEN EARL COBB TX4297 NM10472 AZ25068

## IMPORTANT

THIS IS A LAWFUL COPY ONLY WITH ORIGINAL SIGNATURE AND "REGISTERED PROFESSIONAL LAND SURVEYOR" IMPRESSION SEAL.



LOT 7, BLOCK 23  
COOPERSTOWN UNIT 2,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS

PLAT RECORD:  
VOLUME: 62  
PAGE: 20

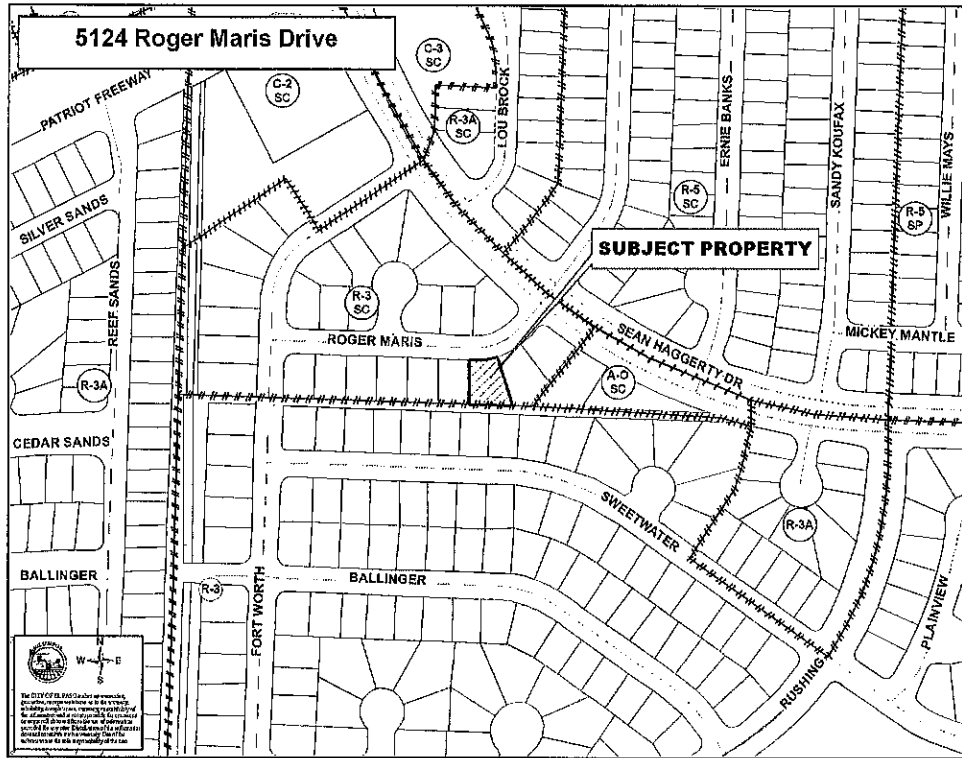
TITLE CO: 1ST AMERICAN FILE#: TX03-219661-EL40 ISSUED: 07/01/03

FIRM ZONE: C PANEL#: 480214 0014 D DATED: 08/05/91

DATE OF SURVEY: 07/18/03 SCALE: 1"=20' OFFICE: JK FIELD: JK

PASO DEL NORTE SURVEYING, INC. PH. 915-771-0247  
6130 MONTANA AVE., STE 211, EL PASO, TEXAS 79925 FAX 915-772-3532  
www.pdnsurveying.com

## ZONING MAP



## NOTIFICATION MAP

